

BLUAC Steering Committee
April 13, 2006 Minutes
bigforksteering.org

In attendance: Craig D. Wagner, Doug Averill, Gwen Sutherland, Darrel Coverdell, Paul Guerrant, Al Johnson, Buz Meyer, Pat Wagner, Brett Thuma, Doris Gorsuch, John Bourquin, Gary Ridderhoff, Sue Hanson, Shelley Gonzales, George Darrow, Elna Darrow, Sally Janover, Edd Blackler

Vice-Chairman Meyer called the meeting to order at 12:00 PM

Minutes of the 4/6/06 meeting were approved as mailed.

Treasurer Gonzales did not have a final report from the accountant. There is approximately \$2,600 in the checking account and all invoices have been paid..

OLD BUSINESS:

Planning Sub-Committees:

Al Johnson presented a preliminary draft for the Land Use Committee for comment. The draft will be available by email. Shelley Gonzales reported on a meeting she attended with Chairman Loranger and Flathead County Planning Director, Jeff Harris. They were shown a draft guideline for neighborhood plans. While the guideline is still in draft form, it appears that Bigfork is following the draft guidelines closely. The guideline will require "meat and bones" of zoning for the Bigfork Zoning District. This means every square inch of the Land Use Area will need to be examined and zoning verified before the plan is submitted. She also noted that Harris indicated that no variances or changes will be allowed for one year.

Al Johnson suggested that his committee will be able to submit a preliminary zoning plan in May but suggested that a larger committee be established to facilitate the "inch by inch" requirement. Doug Averill suggested that Bigfork needs a long-term vision, 20 to 30 years down the road. Suggestions were made that would include future bike/cart paths from one end of the zoning district to the other, encompassing new commercial areas as well as intervening low density/nature sections. Considerations for future parking and traffic areas would be addressed.

Buz Meyer presented a copy of a presentation by Citizens for a Better Flathead that addresses Transfer of Development Rights (TDR) (attached). Brett Thuma gathered this information for the committee's use. The presentation covers the pros and cons, ideas for implementation and suggested solutions for establishing open areas and protection of flood planes/water quality without causing a financial burden to property owners. Meyer suggested that TDR's could be included in Bigfork's Growth Plan. There is no legislation currently providing for TDR's but it is expected to be addressed by the legislature soon.

Edd Blackler suggested that the "vision" committee could work with maps and visual presentations (mylar overlays) to address zoning designations and future bike paths and park plans. Johnson suggested that the Land Use Vision committee work could be divided into sections to identify:

1. What exists now?
2. What is natural evolution of growth?
3. Identify Public, Forest, Wetlands, Infrastructure, topography.

Craig Wagner moved that a Land Use Vision Committee be established to refine the zoning and future needs of the Bigfork Zoning area. Paul Guerrant seconded the motion. Motion passed unanimously. Volunteers for this committee include: Sally Janover, Doug Averill, George Darrow, Paul Guerrant, Edd Blackler, Sue Hanson, Craig & Pat Wagner, Gwen Sutherland and Darrel Coverdell.

Election of BLUAC:

Eda Taylor of the Bigfork School District has arranged for 3 judges for the May 2, 2006, election, which will include BLUAC, Bigfork Fire Department and FVCC.

Apparently, Clarice Ryan has suggested a person to act as one judge. Judges are paid \$6.50 per hour. Costs of the election are shared by all entities. The election will be held at the **Masonic Lodge on Hwy 35 in Bigfork, from 12:00 PM to 8:00 PM**. Help will be needed for monitors, to pick up materials from the Election Office and to help set up.

Absentee ballots are available beginning April 12, 2006 and may be submitted up to 12:00 PM on May 1, 2006. Voter registration has closed for the election. Candidates for BLUAC seats include:

Shelley Gonzales (3-year seat)
Paul Guerrant (3-year seat)
Scott Hollinger (3-year seat)
Mary Jo Naïve (1-year seat)

Candidate Forum:

Sue Hanson reported that Katherine Head, editor of the Bigfork Eagle, and Jim Jackson will facilitate a **BLUAC Candidate Forum on April 13, 2006, 7:00 PM, at the Bigfork Middle School Gym**. Katherine will ask the candidates to introduce themselves and give the reasons they are running for committee seats. She will follow introductions with a list of questions for each candidate to answer. Questions for the forum will be printed in the Bigfork Eagle and Lakeshore Country Journal today.

Candidates for the two three-year seats on BLUAC are Shelley Gonzales, Paul Guerrant and Scott Hollinger. Mary Jo Naïve is the only candidate for the one-year seat which was created when Tim Calaway was dismissed by the Flathead County Commissioners in January for absences.

BLUAC elections will be held in conjunction with the Bigfork Fire Department and FVCC on **May 2, 2006, at the Masonic Lodge, Noon to 8:00 PM**. Absentee ballots may be submitted up to Noon on May 1, 2006.

Announcements:

The Bigfork Water & Sewer District will hold a public meeting on **April 20, 2006, 7:00 PM, at the Bethany Lutheran Church**. The meeting will discuss the future

of the Waste Water Treatment Plant. The engineer will cover the need to upgrade the 20-year old facility and expand for future needs. "It is essential that we continue to treat the waste water to the best that technology will allow to keep Flathead Lake pure."

The Greater Woods Bay Sewer Committee will hold a public meeting on **April 19, 2006, 7:00 PM at the Bethany Lutheran Church**. The area covered is between Mauzey Creek to the Lake County line. As required by Montana statute, the Committee is also exploring the feasibility of linking up with the Bigfork Water & Sewer District. For more information the website is yennepoint.org.

These announcements, as well as the minutes are posted on the BSC website.
Meeting was adjourned at 1:15 PM

Sue Hanson
Secretary